



**STATESMAN**  
H O M E S

# UNBEATEN ON PRICE & QUALITY

## THE ST MORRIS LOT 202 OCEAN EYRE, WHYALLA

### DOUBLE GARAGE TO INCLUDE:

- ✓ 36.00m<sup>2</sup> garage (under main roof)
- ✓ Raised ceiling
- ✓ 100mm Reinforced concrete slab
- ✓ Brick piers x 3
- ✓ Roller doors x 2

### FRONT ELEVATION TO INCLUDE:

- ✓ Classic elevation

### INSULATION TO INCLUDE:

- ✓ R2.5 to external walls
- ✓ R5.0 to ceiling

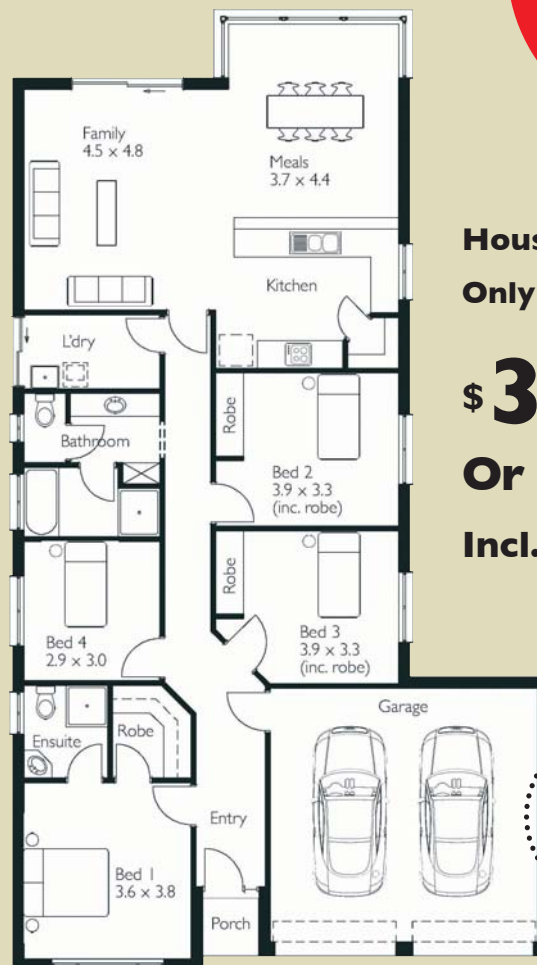
### KITCHEN TO INCLUDE:

- ✓ 2000mm overhead cupboards to ceiling
- ✓ 900mm overhead cupboards to fridge recess
- ✓ Ducted retractable rangehood
- ✓ Dishwasher provision

### FEATURE ITEMS TO INCLUDE:

- ✓ Footings allowance
- ✓ Carpet to bedrooms
- ✓ Standard tiling to the remainder of the house
- ✓ Reverse cycle air conditioning
- ✓ 1800mm robes to bed 2/3
- ✓ Rainwater by-pass system
- ✓ Flyscreens to windows
- ✓ Plus much more...

Living Area	147.10 sq.m.
Width	11.50m
Depth	20.56m
Double Garage	36.00 sq.m
Potch	1.50sq.m
<b>Total</b>	<b>184.60m<sup>2</sup></b>



KEYS 4 CASH  
**\$10,000\***  
CASH BACK  
AT SLAB POUR  
\*Conditions Apply

**House and Land  
Only**

**\$336,055**  
**Or \$407\* per week**  
**Incl. Double Garage**

19.82  
Squares

**BILL HARDING 0417 892 704**

Display Villages open: Weekends, Mon & Wed 1-5pm. Excluding Whyalla, open: weekends, 1-5pm. Visit [www.statesman-homes.com.au](http://www.statesman-homes.com.au) for more information, or call 08 8366 0080.

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\*Weekly repayments are based on interest only variable rate loan of 7% with 10% deposit. Lending criteria, terms and conditions apply. Variable rate as at 1/10/10 and is subject to change.